City of Shelton

ROAD TO SUCCESS

MAYOR MARK A. LAURETTI

MAY 17, 2016

1975 BF Goodrich Arson -The Journey Begins





A Series of Victories - Petrol Plus



- Purchased by City -1991
- ▶ Demolition and Clean Up – 1993
- Redeveloped PublicParking Lot 1994

A Series of Victories – Riverwalk



A Series of Victories – Riverwalk



A Series of Victories – Farm Market



Our Public Partners

▶ 25 Grants From 6 Partners Totaling \$13,285,000

| 1 | State of | Connecticut | - DFCD | \$5,244,000 |
|---|----------|-------------|--------|--|
| | | | | $\psi \cup \chi \perp \neg \neg \chi \cup \cup \cup$ |

- 2. State of Connecticut DOT \$2,095,000
- 3. United States EPA \$1,280,000
- 4. United States EDA \$1,140,000
- 5. City of Shelton \$3,238,000

\$ 238,000

6. Naug. Valley COG - EPA

Tackling the Impossible – Rolfite & Chromium Process





Why Do Should We Do This!

- Smart Growth Principles
- Creation of Landmark Spaces
- Job Creation
- ▶ Public Health
- Elimination of Blight
- ▶ Historic Preservation
- New Tax Revenue
- New Disposable Income

Team

- City with meaningful participation by public/private partnership (SEDC), conservation leaders, and meaningful citizen participation
- Partnership with US EPA, CT DECD, and CT DEEP
- Regional Partners including NVCOG and former VCOG

Formula for Success

- Commitment to meaningful downtown revitalization
- Short and long term successes
- Incremental program
- Risk evaluation and acceptance of leadership role in process
- Creative use of tools, including acquisition, anti blight program, and off site infrastructure upgrades, and commitment of local resources to leverage state and federal funding
- Strong technical team

Brownfield Reinvestment Program (BRP) – Waterbury, CT

Presentation – 2016 CT Brownfield Conference





Revitalization Approach

- Repurpose brownfields adjacent to City's legacy downtown for transit oriented development (TOD);
- Revitalize brownfields in residential neighborhoods that promote appropriatelyscaled mixed use developments;
- Utilize 'smart growth principles' to stimulate economic development and create attractive, convenient, safe & healthy neighborhoods;
- Reinforcing industrial corridors by repurposing brownfields for sustainable and resilient land uses; and
- Providing increased public access to riverfront and incorporating a riverfront greenway into all new developments along the Naugatuck River, at a minimum.





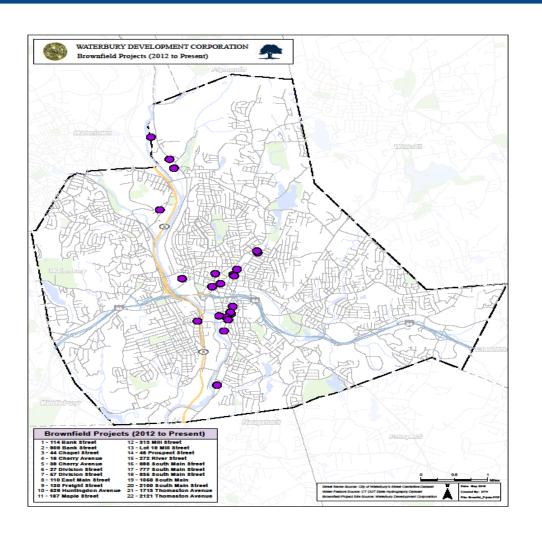
Fast Facts (2012 to Present)

- Launched or completed work on 20 brownfield projects since 2012;
- Tasks included environmental site assessments, hazardous material abatement and remediation, demolition and reconstruction;
- Projects carry a total worth of circa \$38 MM, with state (DECD) and federal (EPA, EDA, HUD & DOD) grants covering the lion's share of cost





Brownfield Project (2012 to Present)







Highlighted Brownfield Projects

- Waterbury Industrial Commons (WIC)
- Freight Street District (FSD)
- Mad River Redevelopment Corridor (MRRD)





WIC – Fast Facts

- Former Chase Metal Works facility located in the City's Waterville neighborhood;
- 29-acre parcel of which 10 acres was recently sold to a specialty chemical company, King Industries Inc.;
- King is investing circa \$50 MM to construct an 80,000 sf facility that will employ 100 persons; and
- Balance of site is owned by the City of Waterbury and consists of buildings leased by 4 manufacturing companies that combined employ 235 persons and a vacant 3-acre parcel that is undergoing environmental assessment and remediation.





WIC – Site Plan







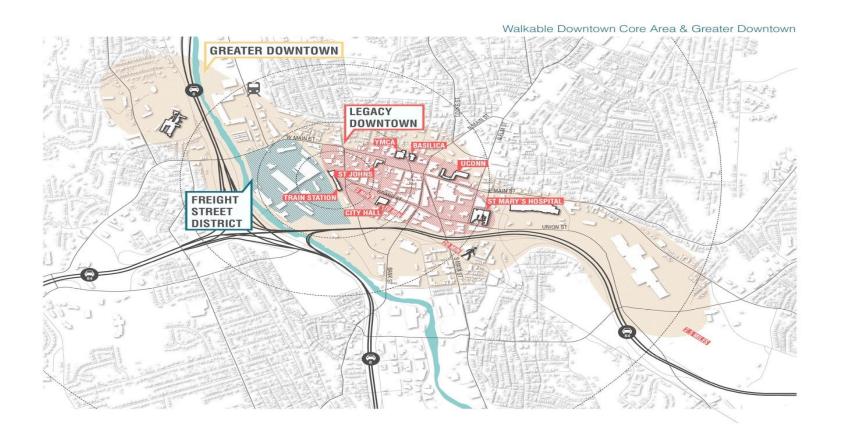
FSD – Fast Facts

- Adjacent to the City's legacy downtown and train station;
- Mix of various viable businesses and severely underutilized properties;
- Desired outcome is to repurpose for TOD;
- 16 Parcels totaling 68 Acres;
- Within the City's Central Business District;
- Freight Street itself will be converted into a Complete Street as part of the \$14.4 MM TIGER IV grant that the City received;
- City currently assessing the environmental conditions on 4 parcels;
- Platform/MacDermid is currently expanding its footprint and adding employees.





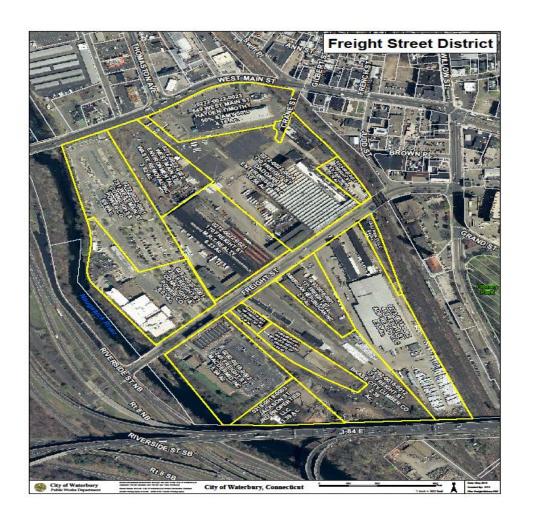
FSD – Location







FSD - Parcels







FSD – Desired Outcome





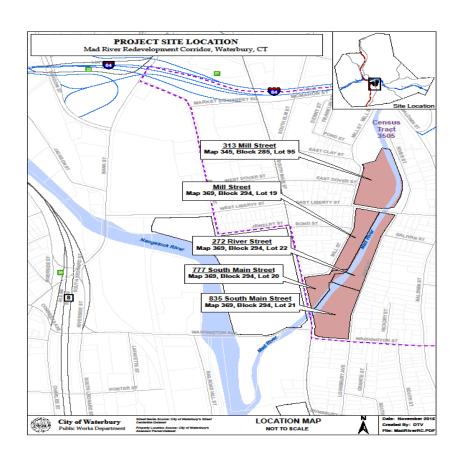
MRRC – Fast Facts

- Within a majority-minority census tract neighborhood in City's south end and adjacent to the city's walkable downtown core;
- Consists of 5 parcels totaling 10.7 acres along the banks of the Mad River (4 parcels are City owned)
- Adjacent to the 17.46 Anamet site that is part of the \$12.2 MM Waterbury *Next* project being funded by CT DECD;
- Development constraints include environmental pollution, dilapidated buildings & topography;
- City using grant funds to assess development constraints and produce a redevelopment plan; and
- Desired outcome includes an axial river greenway, recreational space, a food hub and small mixed use development.





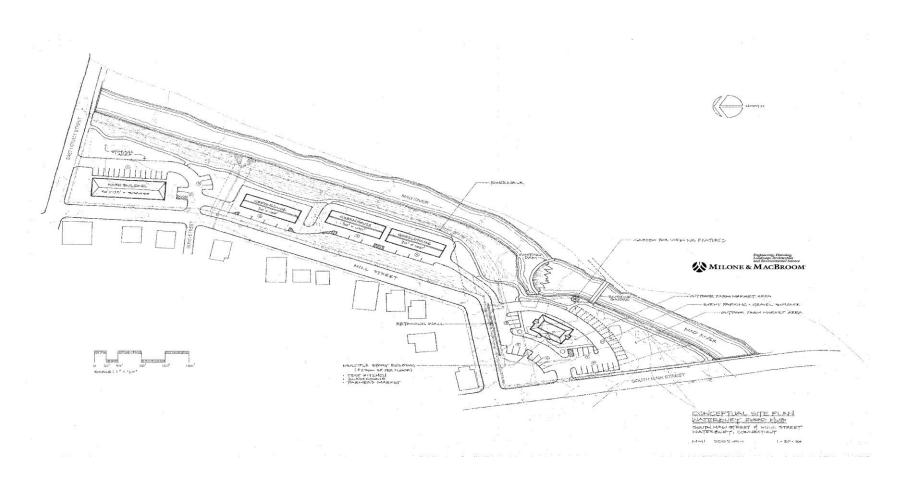
MRRC – Location







MRRC – Food Hub Conceptual Plan







Lessons Learned

- Government participation is vital to the redevelopment of brownfield sites
- Private sector will make an investment in a brownfield site if it has confidence in the redevelopment plan & the municipality's ability to execute the plan
- There are significant long-term economic benefits to brownfield redevelopment, including:
 - Increased employment
 - Significant lease & tax revenue
 - Catalyzes redevelopment of surrounding properties







City of New Britain

Brownfield Remediation

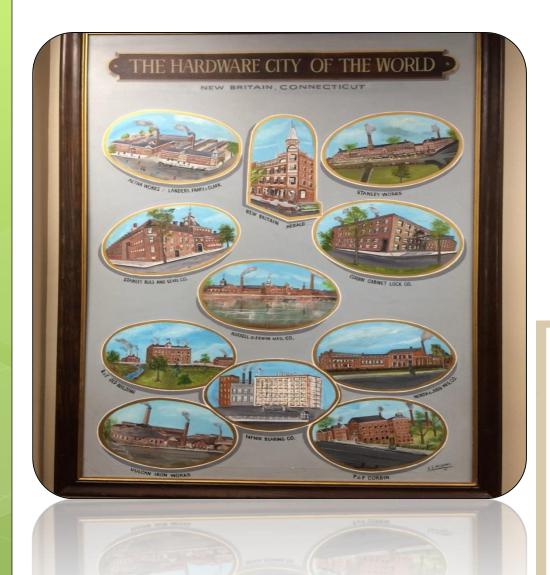
Success Stories

State of Connecticut DECD Brownfield Conference May 17, 2016

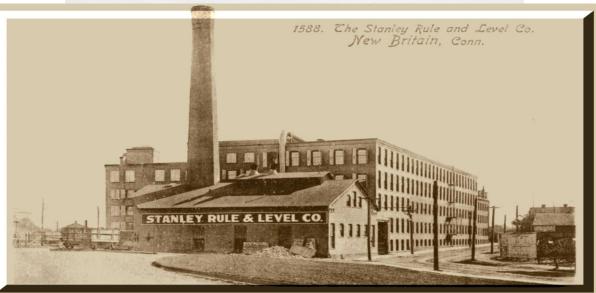


- New Britain is the 7th largest municipality in the State with an estimated population of 73,095 people.
- The city has a total area of 13.2 square miles.
- We are home to CT Fastrak, New England's first rapid bus transit system.
- Fun fact: New Britain is exactly 111 miles from Boston and New York





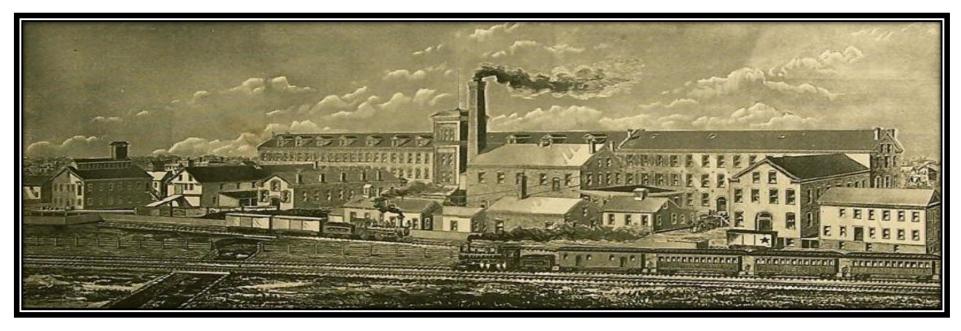




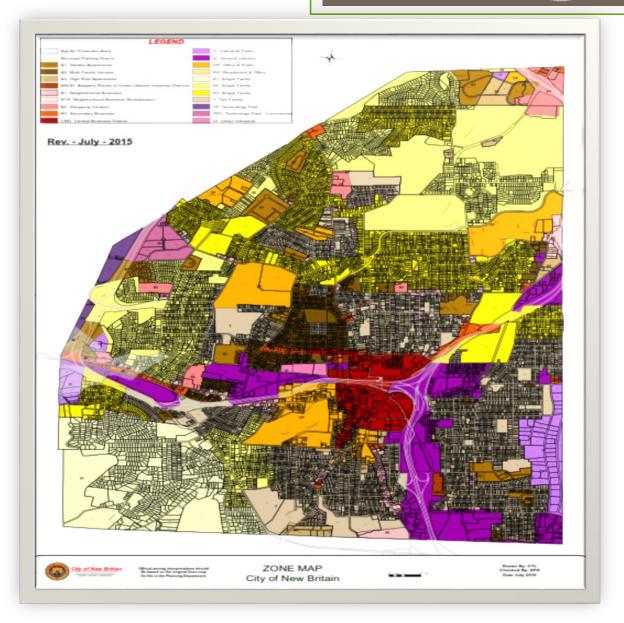








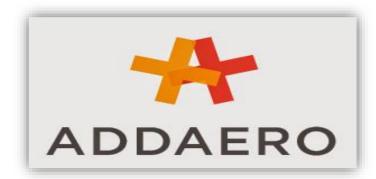






High Tech Manufacturing









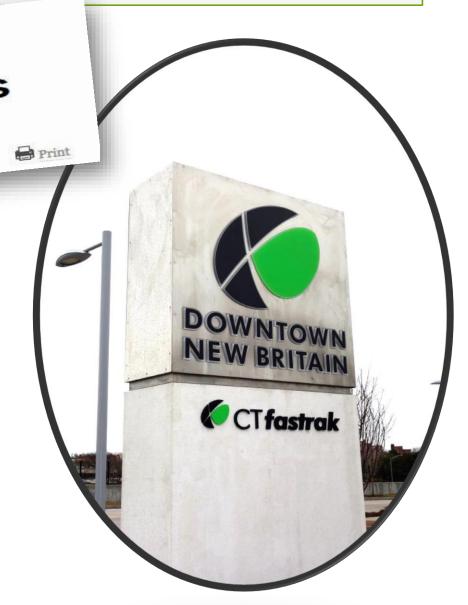




New Britain Earns National Award for Complete Streets Project

By Editor at February 26, 2016 | 8:15 am |







Old Police Station 120 Columbus Blvd.







Potential Areas for Future Brownfield Remediation









www.newbritainct.gov